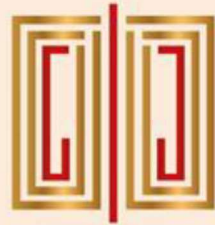


A GATEWAY TO

NH

INFINITE

POSSIBILITIES



ORRIS
GATEWAY

SECTOR - 82A, GURUGRAM



expect the best

HARERA Registration No: RC/REP/HARERA/GGM/517/249/2021/85

HARERA Website: <https://haryanarera.gov.in>

ROAD TO SUCCESS

ARRB

N H



N H

A gateway to
limitless opportunities

Orris Gateway is on NH 8 India's
busiest highway, and the nation's
lifeline. Everything that has come up
on NH 8 has achieved boundless
success.



THE INFINITE
POTENTIAL OF NH 8

NH 8 is home for over **250** Fortune **500** companies.

One of the **biggest industrial townships** of NCR is built across NH 8 – Manesar.

One of the **busiest airports** of India is built on NH 8 – IGI Airport.

NH 8 Connects National Capital to the **Commercial Capital** of the country.

NH 8 is one of the busiest national highways of the country with high **toll collection**.



THE INFINITE
POTENTIAL OF NH 8

One of the **biggest malls** of NCR is built on NH 8.

One of the **biggest corporate hubs** of North India is built on NH 8 – Cyber City.

Most of the **5 star hotel** chains of NCR are built across NH 8.

NH 8 is one of the first **choice of top companies** when it comes to Warehousing Parks.

One of the most **successful farmhouse schemes** of NCR is built on NH 8 – Westend Greens.

LOCATION MAP



Thriving neighbourhood comprising of more than **50,000 families**



In close proximity to the upcoming **Clover Leaf Bridge**



5 Minutes drive from Manesar Industrial Area



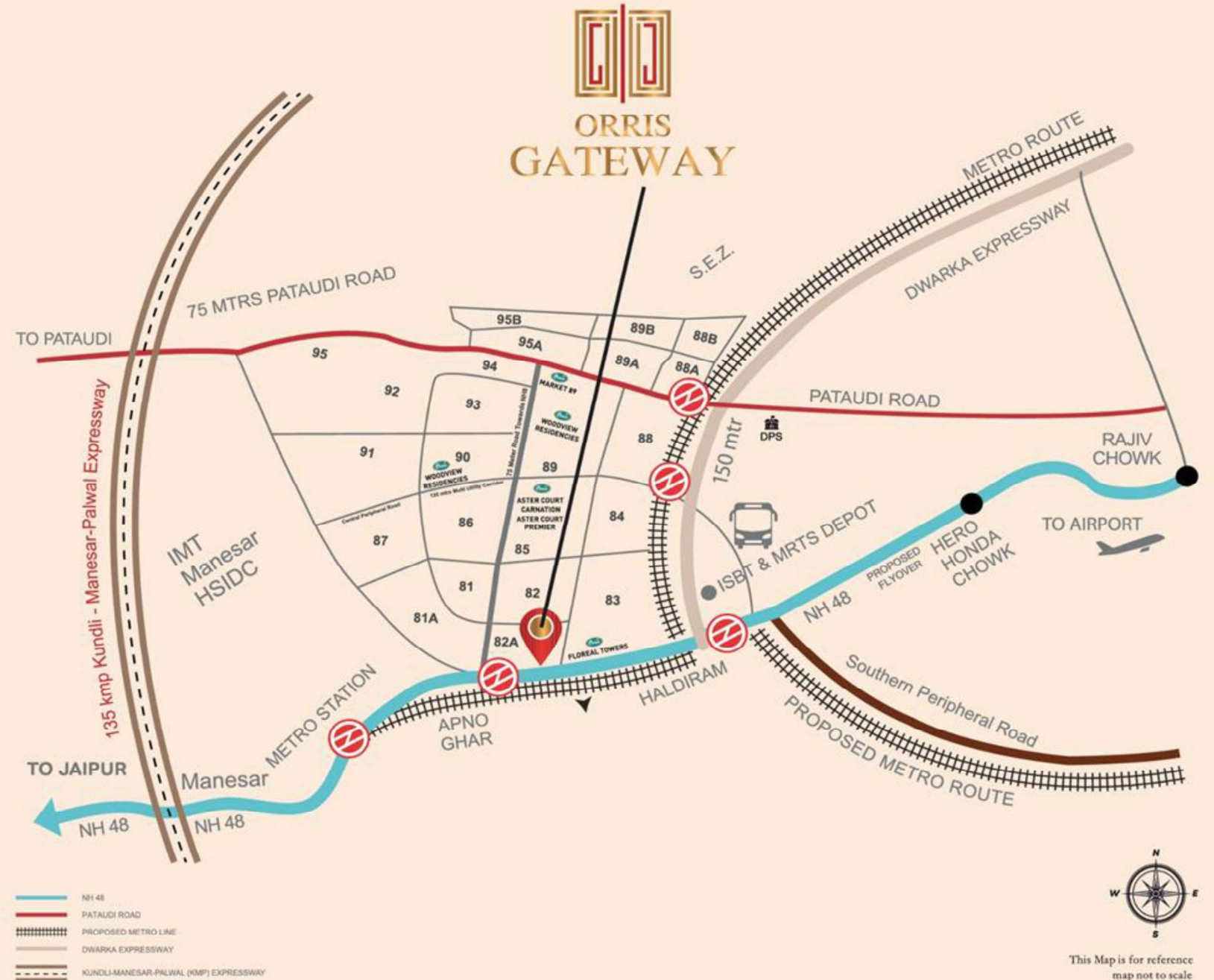
10 Minutes drive from Rajiv Chowk, Gurugram



18 Minutes drive from Cyber City, Gurugram



25 Minutes drive from IGI Airport, Delhi



PROMISING CATCHMENT



THIS IS AN OFFERING WHICH CAN IGNITE
THE ENTREPRENEUR IN YOU.

**ORRIS BRINGS
AN AMAZING OFFER
Of PREMIUM
SHOPS & OFFICE SPACES**

**WITH AN OPTION TO
CUSTOMISE AND BUILT
AS PER YOUR STYLE
AND REQUIREMENTS.**

ORRIS GATEWAY



Artistic Impression

A GATEWAY TO TAILOR-MADE SPACES

This unique and fabulous shop-cum-office (SCO) plots concept offers great and ideal investment opportunities for the establishment of shops, offices and restaurants. Own a shop at an unmatched location, be amongst like-minded community and enjoy a new way of life.





S H O P . W O R K . M E E T .

A photograph of two women shopping in a clothing store. The woman on the left is wearing a green and white striped shirt and light blue jeans, holding a pink shopping bag. The woman on the right is wearing a light blue top and jeans, holding a purple shopping bag. They are both smiling and looking at each other. The background shows various clothing items on display, including a yellow and black patterned dress. A large white graphic overlay, consisting of a thick white line forming a partial circle and a white oval with a red border, is positioned over the right side of the image. Inside the oval, the text 'SHOP' is written in a bold, black, sans-serif font. Above the oval, the letters 'N H' are written in a gold, serif font. Below the 'SHOP' text, a short paragraph of text is written in a black, sans-serif font.

N H

SHOP

Orris Gateway provides an option to open a shop for any purpose at a desirable location.



N H

WORK

Orris Gateway aspires to give you a
opportunity to rise and take your business to
greater heights.



N H

MEET

Orris Gateway gives you options for establishment of restaurants, cafes & fine dining.



SUCCESS STORY - SCO

SCO SECTOR - 29, GURUGRAM

Then

Launched more than
a decade ago at
a competitive Price



Area was developing



Outskirts of Gurugram



Now

Exponential capital
appreciation



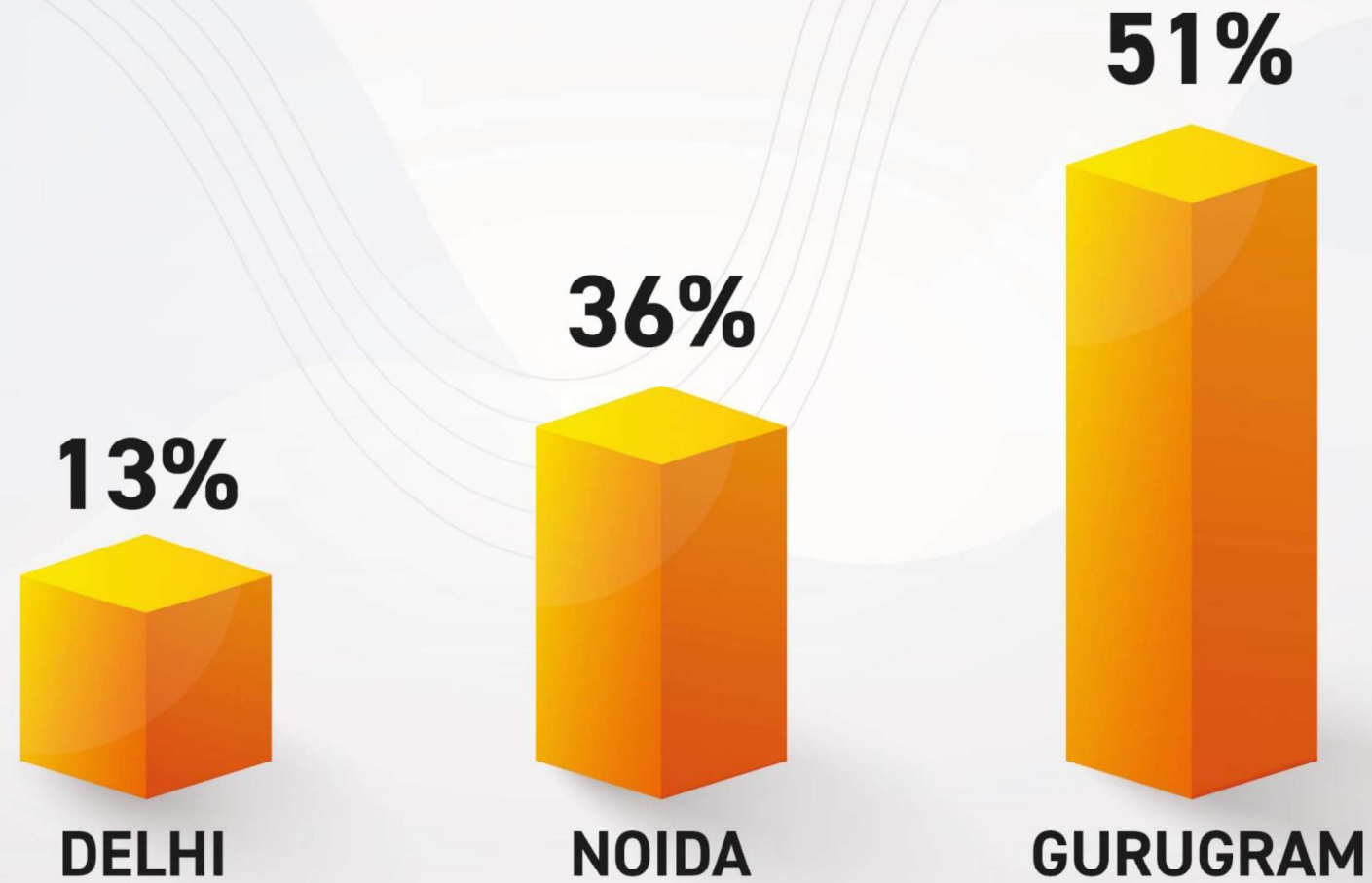
Surrounded by
most flourished sectors



Heart of Gurugram

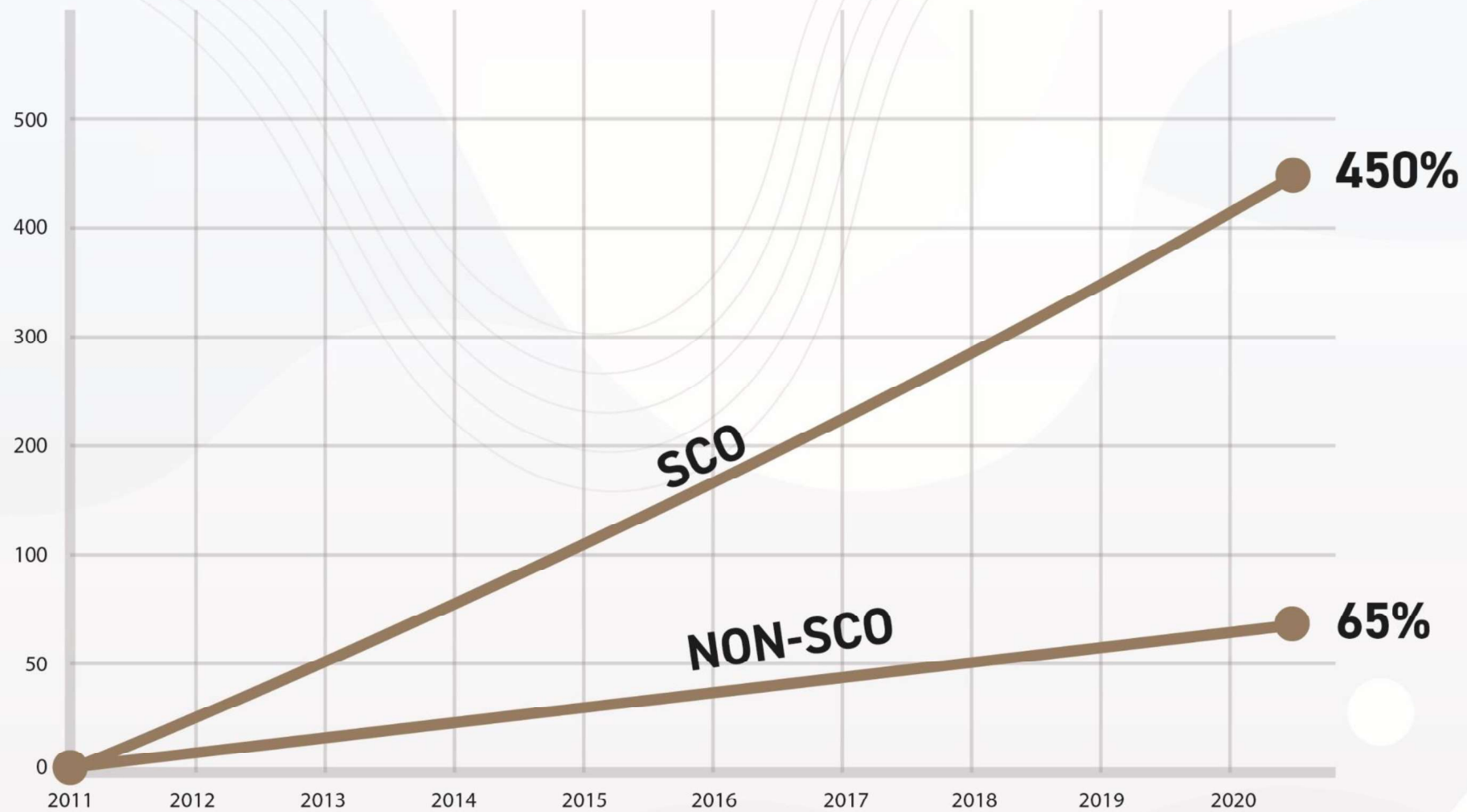


GURGAON - THE MOST PREFERRED OFFICE MARKET IN NCR



OFFICE LEASE INDEX OF NCR

SCOS ARE THE MOST SOUGHT-AFTER ASSET CLASS FOR NEW-AGE INVESTORS



SCO PRICE APPRECIATION INDEX

WHY ORRIS GATEWAY ?



THE INFINITE

POSSIBILITIES SPREAD OVER 9.5 ACRES

Premium shops & office spaces

Bang on NH 8

Basement + Ground + 4 storey SCOs

Multiple entries with the connectivity from 3 sides

Adequate surface car parking facility

Shop modules offer flexibility in sizes

Will cater to approximately 5 lakh* people in future

More than 50,000 families living in the vicinity

Planned as a pedestrian paradise

Terrace right advantage



UPCOMING BRANDS



MASTER PLAN



SHOP DETAILS

- Type-A - 104.74 sq. yd
- Type-B - 73.92 sq. yd
- Custom Size Units

LEGENDS:

1. Entrance from N.H-48
2. Entrance from 24m Road
3. Landscape Plaza
4. Internal Road
5. Parking Lot
6. Shop front Parking
7. Public Facility Block

Others Land/
Property

Others Land/
Property

Others Land/
Property

Others Land/
Property

Others Land/
Property



TYPE A - FLOOR PLAN



PLOT AREA
87.575 Sqm.
942.657 Sq.ft.
104.74 Sq.yd.

TYPE B - FLOOR PLAN



PLOT AREA
61.805 Sqm.
665.269 Sq.ft.
74 Sq.yd.

The background is a faded, sepia-toned photograph of a modern shopping street. In the center, a large, multi-story building with a curved facade and a prominent Adidas logo is visible. The street is lined with other shops and has several people walking, suggesting a busy, pedestrian-friendly environment. The overall tone is warm and professional.

WHAT'S THERE FOR THE

INVESTORS

AREA

104.74 Sq. Yds.
(943 Sq. Ft.)

FAR:4.26
(4016 Sq. Ft.)

+

Basement: 1 (Free FAR)
(943 Sq. Ft.)

Total Area
4958 Sq. Ft.

PRICE

BSP Rs. 3,75,000/-
EDC/IDC Rs. 32,000/-
Poss. Charges Rs. 4,940/-
IFMS Rs. 150/-

Total Rs. 4,12,090/-

104.74 x 4,12,090 = 4,31,62,307

Plot Value

Rs. 43,162,307/-

+

Cost Of Construction

4958 X 1500

(Area Sq.ft) (Per Sq.ft.)

Rs. 74,37,587/-

Total Value

Rs. 5,05,99,894/-

RETURN

Rent Per Month

Area 4958 Sq.Ft.
Rent Rs. 100/-

Rs. 4,95,839/-

Rent Per Annum

Area 4958 Sq.Ft.
Rent Rs. 1200/-

Rs. 5,950,070/-

59,50,070 ÷ 5,05,99,894 = 12%

(Annually Rent)

(Total Value)

(Return)

12% Return

CAPITALIZE

7 %

Rs. 8,50,00,999/-

AREA

73.92 Sq. Yds.
(665 Sq. Ft.)

FAR:4.26
(2834 Sq. Ft.)

+

Basement: 1 (Free FAR)
(665 Sq. Ft.)

Total Area
3499 Sq. Ft.

PRICE

BSP Rs. 3,75,000/-
EDC/IDC Rs. 32,000/-
Poss. Charges Rs. 4,940/-
IFMS Rs. 150/-

Total Rs. 4,12,090/-

73.92 x 4,12,090 = 3,04,61,693

Plot Value

Rs. 3,04,61,693/-

+

Cost Of Construction

3499 X 1500

(Area Sq.ft) (Per Sq.ft.)

Rs. 52,49,059/-

Total Value
Rs. 3,57,10,752/-

RETURN

Rent Per Month

Area 3499 Sq.Ft.
Rent Rs. 100/-

Rs. 3,49,937/-

Rent Per Annum

Area 3499 Sq.Ft.
Rent Rs. 1200/-

Rs. 41,99,247/-

41,99,247 ÷ 3,57,10,752 = 12%

(Annually Rent) (Total Value) (Return)

12% Return

CAPITALIZE

7 %

Rs. 5,99,89,248/-